



SCOTTSDALE HOUSING BOARD
One Civic Center 3rd Floor Conference Room
7447 E. Indian School Road, Scottsdale AZ 85251
March 11, 2003
MINUTES

PRESENT: Chair Person Barbara Williams
Vice Chairman Robert Southworth
Board Members: Steve Capobres, Del Monte Edwards, Tamela Nagy
and Joseph Priniski

ABSENT: Jeffrey Burg

STAFF: Molly Edwards, Mark Bethel, Raun Keagy, Laurel Edgar, Judy Register

CALL TO ORDER

Chair Person Williams called the regular meeting of the Scottsdale Housing Board to order at 5:08 p.m. ASU student Kelli Stephens was also in attendance to view the proceedings.

APPROVAL OF FEBRUARY 11 AND 18, 2003 MINUTES

Mr. Capobres requested a correction to the February 11, 2003 minutes. On page 3, bottom paragraph, he referenced the line which read "possibility of creating synergies for private investment" and said it should say "possibility of targeting rehab dollars to create synergies with private investment".

Vice Chairman Southworth moved for approval of the February 11 and 18, 2003 meeting minutes as amended. Mr. Capobres seconded the motion, which carried 4-0 (Board members Nagy and Edwards were not in attendance at this time).

FINAL FY 2003 FUNDING ALLOCATIONS FOR CDBG AND HOME PROGRAMS

Mark Bethel, Community Assistance Manager, distributed a document indicating Scottsdale's allocation of HOME funds in the amount of \$441,554 for 2003/2004 compared to last year's amount of \$314,155. HOME funding recommendation for FY 2003/04 is limited to the Community Services of Arizona proposal in the amount of \$400,000. Therefore, a balance of \$97,399 remains, which will be rolled over into next year's allocation process. He will also be carrying over this information regarding additional funding to the Human Services meeting this Thursday night so they are also aware.

Responding to Chair Person Williams, Mr. Bethel further explained the Human Services Commission had accepted the Board's recommendations and that had not changed. The only item changing was the

additional \$97,000 not being allocated specifically to a non-profit agency this year due to the fact that Congress did not pass the budget in time, and an estimation of the dollar amount was used.

He further stated the annual action plan will be presented to the Council at their April 14, 2003 meeting. They will go out for RFP in October for next year's plan. If the Board so chose, they could write something up and it could be mailed to agencies they were interested in.

SMITTY'S SITE UPDATE

Laurel Edgar, of the City's Economic Vitality Department, presented this update on the Trend Homes proposal as approved by the City Council. She described the site plan, which included 125 units of three-story town homes with two-car garages. These will be marketed toward the very mixed demographics of the area including families, singles, and empty nesters. The Senior Center will be along Granite Reef Road for easy access. The retail and the Stagebrush Community Theatre will be placed along McDowell and the single-family homes will be in the northwest corner. She noted this was not the final site plan but very close to what Council members will be shown next week. Ms. Edgar continued with discussion of the current vision for the retail, which is to include one or two restaurants, neighborhood shops for salons, barbers, cell phones, and, possibly, a bank.

Ms. Edgar noted that a group of neighbors have petitioned the Council to reconsider and make this project senior housing. If enough people in the area file a zoning objection, then there must be a majority vote of 6 out of 7 to pass the rezoning process. The property is now zoned Commercial Service (CS) and any type of residential would require a zoning change.

Responding to Vice Chairman Southworth, Ms. Edgar said duplexes would be 12 units per acre and this project proposes 20 units per acre for the residential.

Ms. Edgar noted there would be approximately 240 municipal parking spaces available, so if the Senior Center had a large function of 500 or 600, those people might have to be trollyed in and carpooling would be important.

Ms. Edgar reviewed that staff had recommended a different site plan with senior housing and the differences in the various proposals. She said that Council chose the developer that provided 'for-sale housing' at the highest return to the city on the land purchase.

Reponding to Mr. Priniski in regard to the time line, Ms. Edgar said after the zoning process which could take about 4 months, and work on the business agreement, and then Development Review Board approval next spring, construction might begin about 16-18 months from now. This is a typical development timeline.

Discussion was also held in regard to other options that might occur if the zoning approval did not come through.

In response to Chair Person Williams, Ms. Edgar discussed other properties owned by the city which are large enough for development. One is the property located across from the stadium where the Boys & Girls Club used to be, and the other is the Corp Yard property down south.

The Los Arcos site plan was presented and Ms. Edgar indicated the sites for Walmart, Sam's Club, Lowes, and 35,000 sq. ft. of other retail.

HOUSING BOARD RETREAT STRATEGIC PLANNING SESSION

Mr. Capobres lead the discussion and reviewed each of the issues brought forth at the retreat. One of the objectives of the discussion was to make sure everyone had the same consensus of their goals. Mr. Capobres also felt it would be good to draft a mission statement utilizing these goals and ideas.

After discussion, Mr. Capobres suggested this topic as the only agenda item for next month so they could discuss each item in detail and make decisions as a Board as to changes in the by-laws. Mr. Capobres felt it was time for Board members to think outside the box and think about what kind of influence they wanted to have, and then see if they could make it happen. Mr. Keagy suggested taking any changes to the City Manager to 'test the waters' before taking anything to the Council.

Discussion was held about federal funds and its limited uses.

Mr. Capobres felt defining their mission would help the Board decide if they were going to be a leadership body or just approve projects. That may also let the Council see how the Board could help them and be of value to the community.

In discussion of the next meeting, Ms. Edwards said she would try to find a different meeting room. She also suggested looking at the education component and felt as a leadership body they could emerge in that area. In addition, the Board might look at opportunities outside the box as to funding private investors for doing a signature project. The next Housing Board meeting will be held April 8, 2003.

REVIEW AND APPROVAL OF HOUSING BOARD RETREAT MINUTES FROM FEBRUARY 25, 2003

Vice Chairman Southworth moved for approval of the February 25, 2003 Retreat Minutes. Mr. Priniski seconded the motion, which carried 6-0.

CHAIR'S REPORT

Chair Person Williams thanked everyone who worked so hard on the retreat and felt it was very successful.

STAFF REPORT

Ms. Edwards requested that Board members let the secretary, Melanie, know when they would not be able to attend a meeting.

Mr. Bethel said he would be presenting the Section 8 Agency Plan to the Council at their March 17 meeting.

ADJOURNMENT

With no further business to discuss, the meeting adjourned at 6:45 PM

Respectfully submitted,
Sandy Dragman
Recording Secretary